

Network Real Estate

RECEIVED
CITY OF SAN DIEGO
2010 MAR -3 AM 11:40
- ESTATE ASSETS DEPT.



Verizon Wireless
180 Washington Valley Road
Bedminster, NJ 07921

Via Certified Mail, Return Receipt Requested

7000 1670 0000 6308 9508

January 29, 2010

The City of San Diego
Real Estate Assets Department
1200 Third Avenue, Suite 1700
San Diego, CA 92101

Re: City of San Diego Flat Rate Lease

Dear Sir or Madam:

On the 30th day of October, 1995, AirTouch Cellular, predecessor-in-interest to Verizon Wireless, entered into a Lease with The City of San Diego, for the use of the property located on 1055 Catalina Boulevard, A, in the City of San Diego, County of San Diego, State of California.

Pursuant to paragraph 2.1 of the Lease; this letter will serve as notification that we are renewing our option to extend this Lease for an additional five (5) year term from November 1, 2010 through October 31, 2015.

I trust the foregoing is clear, but should you have any questions now or in the future regarding this notice, please call me at 501-905-0542. *For inquiries regarding rent*, please call the Network Real Estate toll free number at 866-862-4404.

Sincerely,

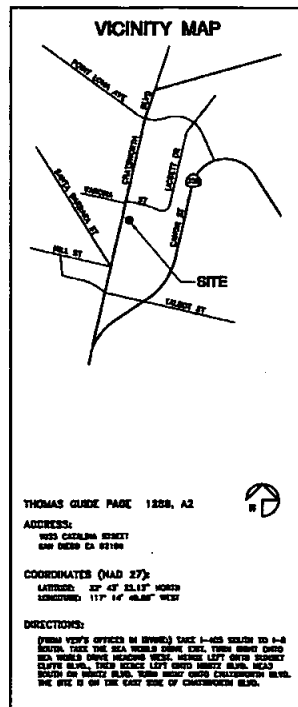
Gianna Gregory

Gianna Gregory
Analyst – Network Real Estate

VZW Site name: Point Loma
VZW Contract #: 34277



POINT LOMA
1055 CATALINA STREET
SAN DIEGO, CA 92106
MTX-48



CONSULTANT TEAM

ARCHITECT:
WILLIAM BORTH & BORTH CORP.
ARCHITECTURE & PLANNING
P.O. BOX 4081
CHULA VISTA, CA 92016
(760) 434-8424
(760) 434-8886 (FAX)

LEASING/PLANNING:
PLANNING, INC.
200 PULMONO
200 PULMONO
CHULA VISTA, CA 92016
(619) 526-4177

PERMITS REQUIRED

• RECORDING AND PERMIT PROCESS (S)

SCALE

THE DRAWING SCALE SHOWN IN THIS SET REPRESENTS THE CORRECT SCALE ONLY WHEN THESE DRAWINGS ARE PRINTED IN A 24" x 36" FORMAT. IF THIS DRAWING SET IS NOT 24" x 36", THIS SET IS NOT TO SCALE.

PROJECT SUMMARY

APPLICANT: VERIZON WIRELESS
2000 SAN CARLOS AVENUE
IRVINE, CA 92618
CONTACT: JOE BUTTERLIN
PHONE: (949) 340-2228

OWNER: CITY OF SAN DIEGO
2200 THIRD AVENUE SUITE 1700
SAN DIEGO, CA 92101
RTE CONTACT: CAROL TORRES

PROJECT DESCRIPTION:

• EXISTING VERIZON WIRELESS TELECOMMUNICATIONS EQUIPMENT LOCATED HEREIN IS BEING REPLACED WITH NEW EQUIPMENT AND RADIOMOUNTS IN EXISTING BUILDING

• REMOVE ROOF OF TWELVE EXISTING VERIZON WIRELESS FACADE SHOWN ON THESE PLANS TO BE REPLACED WITH NEW FACADE. EXISTING FACADE WILL BE REPLACED TO EXISTING FACADE.

• INSTALL NEW 4" PIER CONCRETE FROM EXISTING TOWER TO EXISTING CONCRETE PIER.

• NO LANDSCAPE AND HEDGING IS PLANNED FOR THIS PROJECT

LEGAL DESCRIPTION:

SUBJECT PORTION OF PARCELS 103 AND 104 OF THE PARCELS LARGES OF SAN DIEGO, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF MADE BY JAMES HARRIS IN 1904. A COPY OF WHICH MAP WAS FILED IN THE OFFICE OF THE COUNTY CLERK OF SAN DIEGO COUNTY, NOVEMBER 14, 1901.

PROJECT ADDRESS: 1055 CATALINA STREET
SAN DIEGO, CA 92106

ASSESSORS PARCEL NUMBER: 531-110-11

EXISTING ZONING: ES-1-7

LAND USE APPROVAL: ES-0000-01

EQUIPMENT ROOM AREA: 130 SF

EXISTING OCCUPANCY: 0

EXISTING TYPE OF CONSTRUCTION: TYPE-B

NOTED: THERE IS NO EXISTING TELECOMMUNICATIONS FACILITY ON THIS SITE. (VERIZON)

SHEET SCHEDULE

T-1	TITLE SHEET & PROJECT DATA
A-0	AREA & SITE PLANS
A-1	ROOF PLAN
A-2	EQUIPMENT ROOM PLAN
A-3	WIRELESS PLAN
A-4	EXTERIOR ELEVATIONS

FAA, TITLE 14, PART 77 EXEMPTION

"I, JOSEPH ALAN BROWN DO HEREBY CERTIFY THAT THE STRUCTURES OR MODIFICATIONS TO EXISTING STRUCTURES SHOWN ON THESE PLANS DO NOT REQUIRE FEDERAL AVIATION ADMINISTRATION NOTIFICATION PURSUANT TO SECTION 77.13 (a) OF TITLE 14 OF THE CODE OF FEDERAL REGULATIONS CITE PART 77, NOTIFICATION IS NOT REQUIRED."

APPLICABLE CODES

ALL WORK SHALL COMPLY WITH THE FOLLOWING APPLICABLE CODES:

CALIFORNIA STATE BUILDING CODE, TITLE 24, 2007 EDITION
CALIFORNIA PLUMBING CODE, 2007 EDITION
CALIFORNIA MECHANICAL CODE, 2007 EDITION
CALIFORNIA ELECTRICAL CODE, 2007 EDITION
CALIFORNIA ENERGY CODE, 2007 EDITION WHICH ADOPT THE 1997 UBC, 2004 UBC, 2006 UBC, 2008 UBC AND 2004 CEC IN THE EVENT OF CONFLICT, THE MOST RESTRICTIVE CODE SHALL PREVAIL.

ACCESSIBILITY DISCLAIMER

THIS PROJECT IS AN UNOCCUPIED WIRELESS PCS TELECOMMUNICATIONS FACILITY AND, ACCORDING TO WRITTEN INTERPRETATION FROM THE CALIFORNIA DEPARTMENT OF THE BLIND, ACCESSIBILITY IS EXEMPT FROM DISABLED ACCESS REQUIREMENTS.

Booth & Suarez
ARCHITECTURE & PLANNING
1000 N. LAKE AVENUE, SUITE 200
SAN ANTONIO, TEXAS 78204
(214) 441-4444

PREPARED FOR
verizon wireless

P.O. BOX 15787
IRVINE, CA 92615-0787
(949) 222-7000

APPROVALS

AME	DATE
ME	DATE
W	DATE
MT	DATE
EA/PA	DATE
OPS	DATE
EA/PA	DATE

PROJECT NAME
POINT LOMA
1055 CATALINA STREET
SAN DIEGO, CA 92106
MTX-48
SAN DIEGO

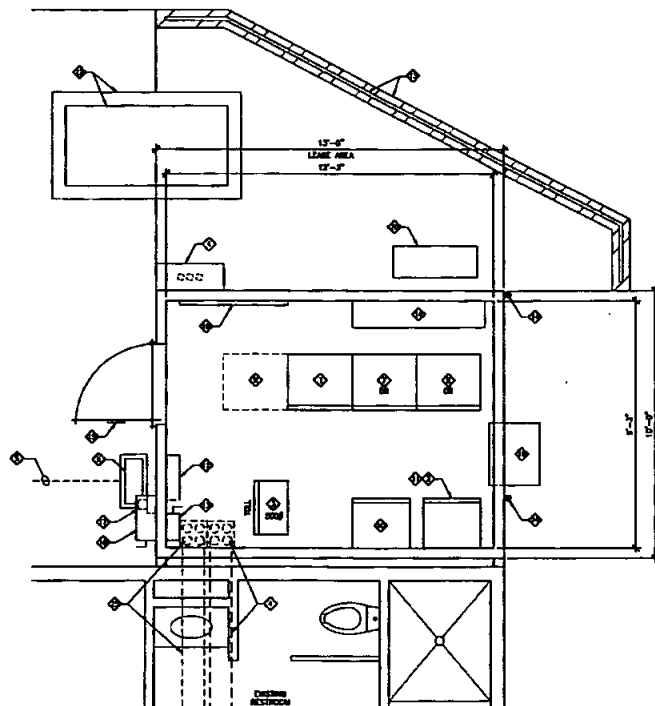
DRAWING DATES

07/21/06	2D REVIEW (AM)
08/12/06	REVISION 2D (AM)
11/15/06	PLANNING COMMENTS (AM)
12/14/06	ARCHITECTS MODIFICATION (AM)

SHEET TITLE
TITLE SHEET & PROJECT DATA

PROJECT: verizon\PROJECTS\MTX-48\T1.dwg

NUP 721030
ORIGINAL
T-1
APPROVED 2/8/2010



EQUIPMENT PLAN
SCALE 1/8" = 1'-0"



EQUIPMENT PLAN NOTES:

1. INSTALL NEW RADIO UNITS IN EXISTING RACK
2. PROPOSED VERIZON WIRELESS BATTERY RACK, 27-1/2" WIDE x 30" HIGH x 22-1/2" DEEP, WEIGHT: 2010 LBS.
3. EXISTING WIRELESS TOLL RACK, INSTALL NEW FIBER/OPTIC EQUIPMENT
4. INSTALL 1/2" CONCRETE CONDUIT IN CEILING & ROUTE THROUGH ROOF OF EXISTING RESTROOM AND ATTIC TO TOWER
5. PROPOSED VERIZON WIRELESS FIBER CONDUIT TRUNK
6. NEW 24"x36"x12" CONCRETE FIBER PULL BOX WITH TRAFFIC RATED COVER
7. EXISTING WIRELESS WIRELESS CABLE EQUIPMENT RACK (20)
8. 20" WIDE x 84" HIGH x 28" DEEP, WEIGHT: 1000 LBS.
9. EXISTING WIRELESS FIBER EQUIPMENT RACK (20)
10. 20" WIDE x 84" HIGH x 28" DEEP, WEIGHT: 1000 LBS.
11. REMOVE EXISTING ANALOG EQUIPMENT CABINET (CHECKING EQUIPMENT)
12. EXISTING WIRELESS BATTERY RACK, 27-1/2" WIDE x 30" HIGH x 22-1/2" DEEP, WEIGHT: 2010 LBS.
13. REMOVE EXISTING RACK
14. EXISTING 200 AMP ELECTRICAL PANEL, MOUNTED TO WALL
15. EXISTING MANUAL TRANSFER SWITCH MOUNTED TO WALL
16. EXISTING AIR HANDLER
17. EXISTING 2'-0" WIDE STEEL DOOR AND FRAME WITH VERIZON WIRELESS EXCHANGE
18. EXISTING FUSED DISCONNECT SWITCH
19. EXISTING WALL MOUNTED LED BOY BELOW
20. EXISTING WALL MOUNTED TOLL BOARD
21. EXISTING WALL MOUNTED AC UNIT
22. EXISTING FLOOR MOUNTED AC UNIT
23. EXISTING WALL MOUNTED REMOTE CONTROL
24. EXISTING SET OF 200 WIRELESS EMERGENCY SERVICE RECEIVER MOUNTED ON A CONCRETE PAD
25. EXISTING CONCRETE BLOCK WALL WITH GUARDRAIL
26. EXISTING GPS ANTENNA
27. EXISTING CABLE CONDUIT CEILING ROUTE AND CONDUIT CABLE ROUTED THROUGH ATTIC SPACE TO TOWER

Booth & Suarez
ARCHITECTURE & PLANNING

VERIZON WIRELESS PROJECT: 1005 CATALINA STREET, SAN DIEGO, CA 92108
1005 CATALINA STREET, SAN DIEGO, CA 92108 (619) 222-7000



PREPARED FOR



P.O. BOX 10707
IRVING, CA 92621-0707
(949) 222-7000

APPROVALS

ABC	DATE
DE	DATE
RF	DATE
MT	DATE
12/20	DATE
GPS	DATE
12/20/08	DATE

PROJECT NAME

POINT LOMA
1005 CATALINA STREET
SAN DIEGO, CA 92108
MTX-48
SAN DIEGO

DRAWING DATES

02/21/08	2D REVIEW (m)
08/12/08	REVISED 2D (m)
11/10/08	PLANNING COMMENTS (m)

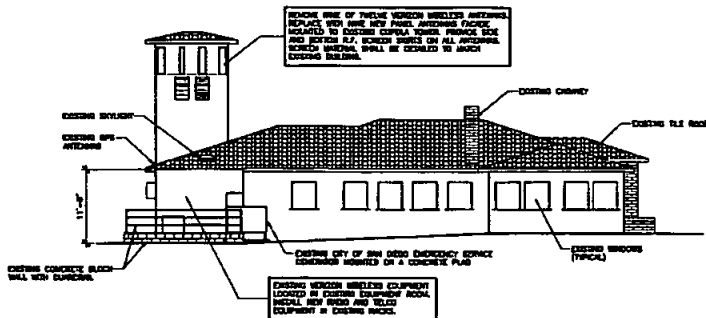
SHEET TITLE

EQUIPMENT ROOM PLAN

PROJECT: 1005 Catalina Street, San Diego, CA 92108

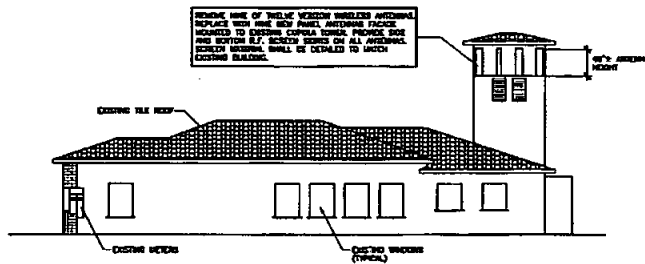
Exhibit A
Approved 2/9/2010
(date)
Permit No. WUP 721030
PTS 192945

A-2 ORIGINAL



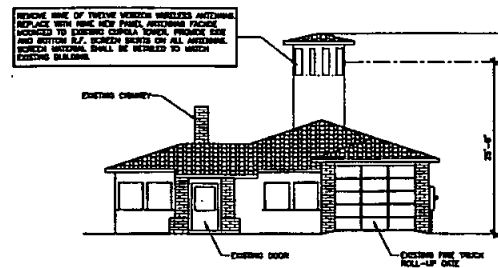
NORTH ELEVATION

SCALE: 1/8" = 1'-0"



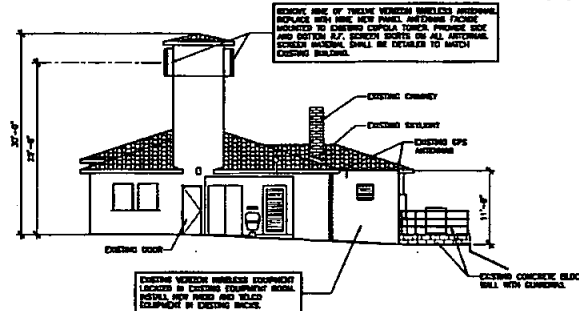
SOUTH ELEVATION

SCALE: 1/8" = 1'-0"



WEST ELEVATION

SCALE: 1/8" = 1'-0"



EAST ELEVATION

SCALE: 1/8" = 1'-0"

Exhibit "A"
 Approved 2/9/2010
 (date)
 Permit No. NUP 721030
PTS 192545

BOOTH & SUAREZ
 ARCHITECTURE & PLANNING
 1000 N. MISSION AVENUE, SUITE 100
 SAN JOSE, CA 95128
 (408) 434-0000

PREPARED FOR
verizon wireless
 P.O. BOX 18707
 DOWNEY, CA 90233-8707
 (310) 222-7000

APPROVALS	
ABC	DATE
DE	DATE
W	DATE
WT	DATE
EX/IN	DATE
OPR	DATE
EX/OUT	DATE

PROJECT NAME
POINT LOMA
 1055 CATALINA STREET
 SAN DIEGO, CA 92106
 MTX-48
 SAN DIEGO

DRAWING DATES	
07/31/09	2D REVIEW (m)
08/12/09	REVISED 2D (m)
11/16/09	PLANNING COMMENTS (m)
12/14/09	ANTENNA MODIFICATION (m)

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT: POINT LOMA

ORIGINAL

EXISTING

Point Loma
1055 Catalina St.
San Diego, CA 92106
MTX-48



ORIGINAL

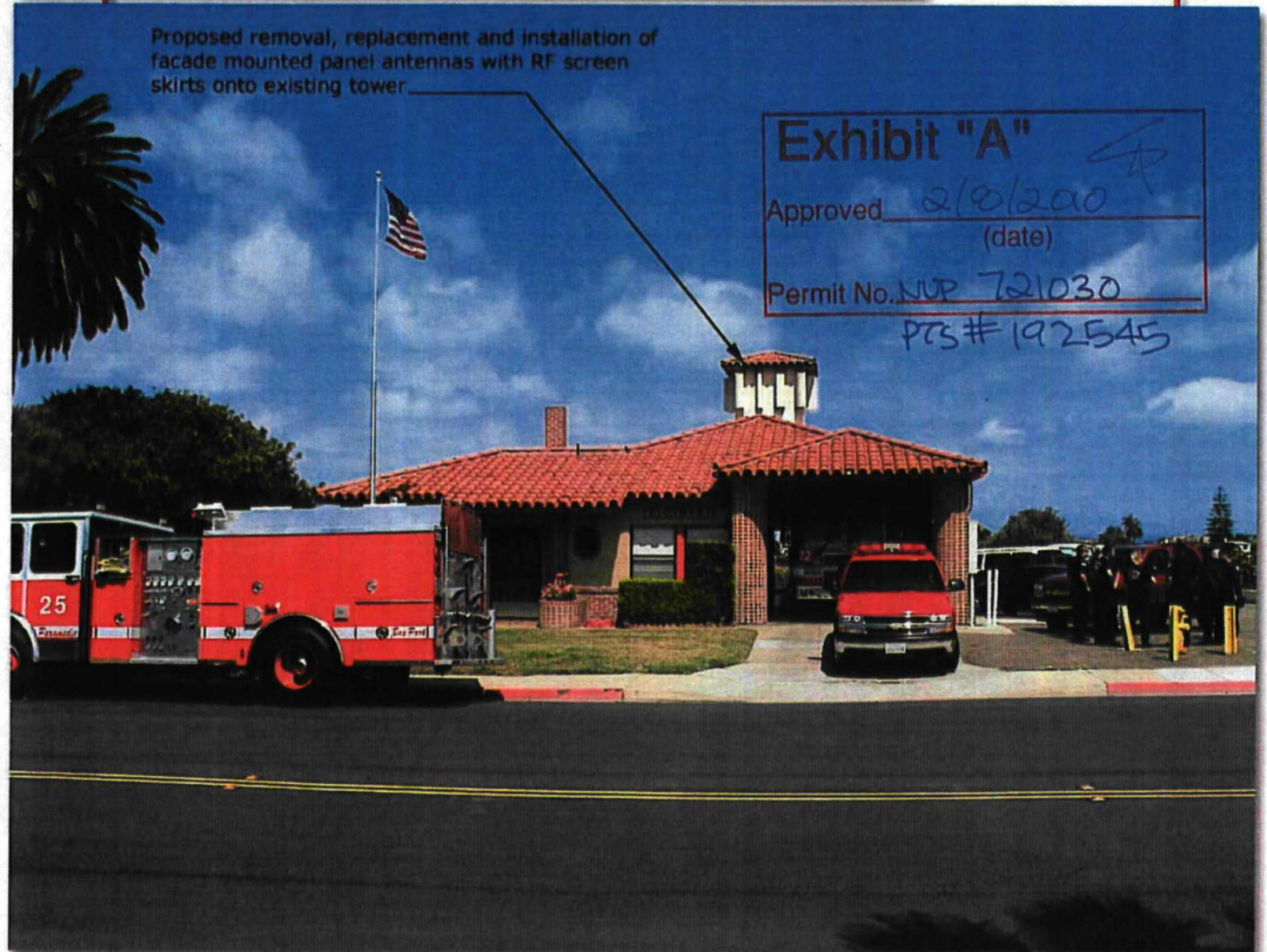
Proposed removal, replacement and installation of
facade mounted panel antennas with RF screen
skirts onto existing tower

Exhibit "A"

Approved 2/8/200
(date)

Permit No. NUP 721030

PTS # 192545



Photosimulation of proposed telecommunications site: Looking East at site from Catalina Blvd.

EXISTING

Point Loma
1055 Catalina St.
San Diego, CA 92106
MTX-48



ORIGINAL

Proposed removal, replacement and installation of
facade mounted panel antennas with RF screen
skirts onto existing tower

Exhibit "A"

Approved 2/8/2010
(date)

Permit No. NUP 721030
PTS # 192545

PROPOSED

Photosimulation of proposed telecommunications site: Looking South from property line

EXISTING

Point Loma
1055 Catalina St.
San Diego, CA 92106
MTX-48



ORIGINAL

Proposed removal, replacement and installation of
facade mounted panel antennas with RF screen
skirts onto existing tower

Exhibit "A"

Approved 2/8/2010
(date)

Permit No. NUP 721030

PTS# 192545



PROPOSED

Photosimulation of proposed telecommunications site: Looking North at site from adjoining parking lot

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

THE ORIGINAL OF THIS DOCUMENT
WAS RECORDED ON MAR 12, 2010
DOCUMENT NUMBER 2010-0123552
DAVID L. BUTLER, COUNTY RECORDER
SAN DIEGO COUNTY RECORDER'S OFFICE
TIME: 10:10 AM

SPACE ABOVE THIS LINE FOR RECORDER'S USE

INTERNAL ORDER NUMBER: 24000138

NEIGHBORHOOD USE PERMIT NO. 721030
VERIZON POINT LOMA PROJECT NO. 192545
DEVELOPMENT SERVICES DEPARTMENT

This Neighborhood Use Permit No. 721030 is granted by the Development Services Department of the City of San Diego to **CITY OF SAN DIEGO**, Owner, and **VERIZON WIRELESS**, Permittee, pursuant to San Diego Municipal Code [SDMC] section Chapter 12, Article 6, Division 2 and Section 141.0420. The site is located at 1055 Catalina Street, San Diego, CA 92106 in the RS-1-7 zone(s) of the Peninsula Community Plan. The project site is legally described as all that portion of Pueblo Lot 190 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, a copy of which was filed in the Office of the County Recorder of San Diego County, November 14, 1921, and is known as Miscellaneous Map No. 36.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for wireless communication facility, described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated February 8, 2010, on file in the Development Services Department.

The project shall include:

- a. Wireless Communication Facility consisting of twelve panel antennas mounted on an exterior tower wall with side and bottom skirts, painted and textured to match with the associated equipment inside an equipment room, not visible to the public.
- b. Accessory improvements determined by the Development Services Department to be consistent with the land use and development standards in effect for this site per the adopted community plan, California Environmental Quality Act Guidelines, public and private improvement requirements of the City Engineer, the underlying zone(s), conditions of this Permit, and any other applicable regulations of the SDMC in effect for this site.

ORIGINAL

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. Failure to utilize and maintain utilization of this permit as described in the SDMC will automatically void the permit unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in affect at the time the extension is considered by the appropriate decision maker.
2. This Neighborhood Use Permit [NUP] and corresponding use of this site shall expire on **February 5, 2020** or upon demolition of the existing fire station, whichever occurs first. Upon expiration of this Permit, the facilities and improvements described herein shall be removed from this site and the property shall be restored to its original condition preceding approval of this Permit.
3. No later than ninety (90) days prior to the expiration date of this Neighborhood Use Permit [NUP], the Permittee may submit new permit applications to the Development Services Department for consideration with review and a decision by the appropriate decision makers at that time. Failure to submit prior to the deadline will be cause for compliance, which may include penalties and fines.
4. Under no circumstances, does approval of this permit authorize Permittee to utilize this site for wireless communication purposes beyond the permit expiration date. Implicit use of this permit beyond the effective date of this permit is prohibited.
5. No permit for the construction, occupancy or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
6. Unless this Permit has been revoked by the City of San Diego the property included by reference within this Permit shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the Development Services Department.
7. This Permit is a covenant running with the subject property and shall be binding upon the Owner/Permittee and any successor or successors, and the interests of any successor shall be subject to each and every condition set out in this Permit and all referenced documents.
8. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.



9. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).

10. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial modifications to the building and site improvements to comply with applicable building, fire, mechanical and plumbing codes and State law requiring access for disabled people may be required.

11. Construction plans shall be in substantial conformity to Exhibit "A." No changes, modifications or alterations shall be made unless appropriate application(s) or amendment(s) to this Permit have been granted.

12. All of the conditions contained in this Permit have been considered and have been determined to be necessary in order to make the findings required for this Permit. It is the intent of the City that the holder of this Permit be required to comply with each and every condition in order to be afforded the special rights which the holder of the Permit is entitled as a result of obtaining this Permit.

In the event that any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

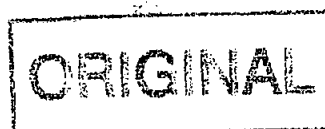
13. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENGINEERING REQUIREMENTS:

14. Prior to the issuance of any construction permits, the Owner/Permittee shall incorporate any construction Best Management Practices necessary to comply with Chapter 14, Article 2, Division 1 (Grading Regulations) of the Municipal Code, into the construction plans or specifications.
15. Prior to the issuance of any construction permits, the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Appendix E of the City's Storm Water Standards.
16. Prior to the issuance of any construction permits, the Owner/Permittee shall obtain a Public Right-of-Way Permit for the construction of facilities in Catalina Blvd, satisfactory to the City Engineer.

PLANNING/DESIGN REQUIREMENTS:

17. Verizon Wireless agrees to relocate their Wireless Communication Facility as a complete concealment facility if and when the existing fire station is re-designed. A new application for a Wireless Communication Facility is required from Verizon Wireless demonstrating compliance with the Land Development Code regulation at that time even if this occurs prior to the ten (10) year expiration date as identified earlier in this permit. A Temporary Use Permit will be considered at the time of the fire station demolition.
18. The Permittee shall be required to place appropriate signs per CAL-OSHA requirements to the satisfaction of Development Services Department.
19. Mounting pipes or similar apparatus shall not extend beyond the length or width of the parapet wall extension. For removed or future antennas, no exposed mounting apparatus shall remain on a building façade absent antennas.
20. The project site is located within the Coastal Height Limit Overlay Zone. Per section 132.0505 of the City of San Diego Land Development Code, Coastal Height Limit, no addition to a building shall be constructed with a height in excess 30' within the Coastal Height Limit Zone.
21. At no point in time, shall the approved Permittee antennas located on the building be different in sizes (length, width, or height) other than the ones shown on the stamped approved plans.
22. All conduits to and from the panel antennas shall be concealed inside the proposed side and bottom skirts, painted and textured to match to the satisfaction of the Development of Services Department.
23. No overhead cabling is allowed for this project.



24. There shall be compliance with the regulations of the underlying zone(s) unless a deviation or variance to a specific regulation(s) is approved or granted as a condition of approval of this Permit. Where there is a conflict (including exhibits) of this Permit and a regulation of the underlying zone, the regulation shall prevail unless the condition provides for a deviation or variance from the regulations. Where a condition (including exhibits) for this Permit establishes a provision which is more restrictive than the corresponding regulation of the underlying zone, then the condition shall prevail.

25. The height(s) of the building(s) or structure(s) shall not exceed those heights set forth in the conditions and exhibits (including, but not limited to, elevations, and cross sections) or the maximum permitted building height of the underlying zone, whichever is lower, unless a deviation or variance to the height limit has been granted as a specific condition of this permit.

26. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Permittee.

27. Any future requested amendments to this Permit shall be reviewed for compliance with the regulations of the underlying zone(s) which are in effect on the date of the submittal of the requested amendment.

28. No mechanical equipment, tank, duct, elevator, cooling tower, mechanical ventilator or air conditioner shall be erected, constructed, converted, established, altered, or enlarged on the roof of any building, unless all such equipment and appurtenances are contained within a completely enclosed, architecturally integrated structure whose top and sides may include grillwork, louvers, and latticework.

29. Prior to obtaining a Construction Permit the following items must be illustrated on the construction drawings; coax cable tray, meters, telco, A/C units, generator receptacles, cable runs, and external ports. These appurtenances must be minimized visually so as to avoid the effect of changing the outward appearance of the project from what was approved on the exhibits.

30. The applicant of record is responsible for notifying the city prior to the sale or takeover of this site to any other provider.

31. Prior to the issuance of a building permit, the telecommunication provider shall provide a certified cumulative radio frequency model study demonstrating compliance with the Federal Communications Commission's Radio Frequency Guidelines. All significant contributors to the ambient RF environment should be considered in the radio frequency model study.

32. The photosimulation(s) for the proposed project must be printed (not stapled) on the building plans. This is to ensure the construction team building the project is aware of what the completed design was approved to look like.

33. Final inspection shall not be granted until the final product conforms to the stamp approved plans and approved photosimulation(s).

34. Prior to issuance of construction permits for the Public Improvement Plans, the applicant shall pay the Long Term Monitoring Fee in accordance with the Development Services Department Fee Schedule to cover the City's costs associated with implementation of permit compliance monitoring.

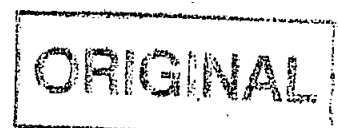
35. Per LDC Section §59.5.0404 Construction Noise (a), It shall be unlawful for any person, between the hours of 7:00 p.m. of any day and 7:00 a.m. of the following day, or on legal holidays as specified in Section 21.04 of the San Diego Municipal Code, with exception of Columbus Day and Washington's Birthday, or on Sundays, to erect, construct, demolish, excavate for, alter or repair any building or structure in such a manner as to create disturbing, excessive or offensive noise unless a permit has been applied for and granted beforehand by the Noise Abatement and Control Administrator.

36. All construction activities (including staging areas and/or storage areas) shall be restricted to the development area as shown on the approved Exhibit A. No equipment maintenance shall be conducted within or near the adjacent open space and/or sensitive areas and shall be restricted to the development area as shown the approved Exhibit A and shall not encroach into sensitive biological areas within either the open-space and/or MHPA areas.

INFORMATION ONLY:

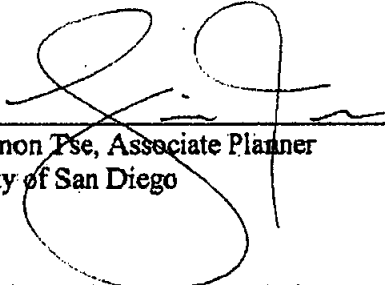
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this development permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code §66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Development Services Department of the City of San Diego on February 8, 2010 and Resolution No. CM-6087.



Date of Approval: February 8, 2010
PTS No: 192545; Int No. 24000138
Neighborhood Use Permit No. 721030

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT



Simon Tse, Associate Planner
City of San Diego

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

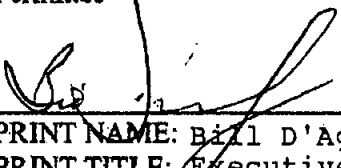
The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of
this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

[CITY OF SAN DIEGO]
Owner

By 

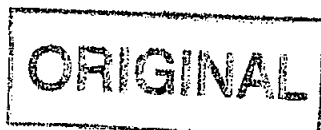
PRINT NAME: David A. Sandoval, CCIM
PRINT TITLE: Deputy Director, Real Estate Asset

[VERIZON WIRELESS]
Permittee

By 

PRINT NAME: Bill D'Agostino, Jr.
PRINT TITLE: Executive Director
Network

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of San Diego

On March 9, 2010

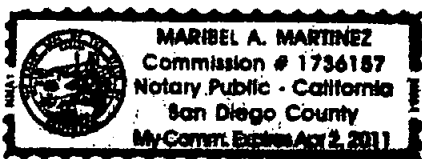
(Date)

before me, Maribel A. Martinez

(Here Insert Name and Title of the Officer)

personally appeared Simon Tse

(Name(s) of Signer(s))



who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Maribel A. Martinez

(Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Verizon Point-to-Point Project No. 192545

Document Date: February 8, 2010

Number of Pages: 7

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

ORIGINAL

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California)

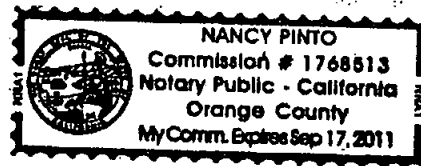
County of Orange)

On March 3, 2010 before me, Nancy Pinto, Notary Public,
personally appeared Bill D'Agostino, who (proved to me on the basis of satisfactory
evidence to be the person whose name is subscribed to the within instrument and
acknowledged to me that he executed the same in his authorized capacity, and that by his
signature on the instrument the person, or the entity upon behalf of which the person
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that
the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Nancy Pinto
Signature of Notary Public



Place Notary Seal Above

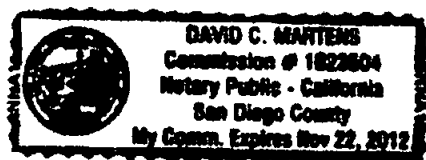
CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of SAN DIEGO

On MARCH 9, 2010 before me, DAVID C. MARTENS, NOTARY PUBLIC

personally appeared DAVID SANDOVAL



Place Notary Seal Above

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Signature]
Signature of Notary Public

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: NEIGHBORHOOD USE PERMIT

Document Date: 3/9/10 Number of Pages: 7

Signer(s) Other Than Named Above: [Signature]

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

Signer's Name: _____

- ☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____

Signer Is Representing: _____

RIGHT THUMBPRINT
OF SIGNER
Top of thumb here

**DEVELOPMENT SERVICES RESOLUTION NO. CM-6087
NEIGHBORHOOD USE PERMIT NO. 721030
VERIZON POINT LOMA PROJECT NO. 192545**

WHEREAS, **CITY OF SAN DIEGO**, Owner, and **VERIZON WIRELESS** Permittee, filed an application with the City of San Diego for a permit to Wireless Communication Facility consisting of twelve (12) panel antennas mounted on an exterior tower wall with side and bottom skirts, painted and textured to match with the associated equipment inside an equipment room, not visible to the public (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Neighborhood Use Permit No. 721030;

WHEREAS, the project site is located at 1055 Catalina Street, San Diego, CA 92106 in the RS-1-7 of the Peninsula Community Plan;

WHEREAS, the project site is legally described as all that portion of Pueblo Lot 190 of the Pueblo Lands of San Diego, in the City of San Diego, County of San Diego, State of California, according to Map thereof made by James Pascoe in 1870, a copy of which was filed in the Office of the County Recorder of San Diego County, November 14, 1921, and is known as Miscellaneous Map No. 36;

WHEREAS, on February 8, 2010, the Development Services Department of the City of San Diego considered Neighborhood Use Permit No. 721030 pursuant to the Land Development Code of the City of San Diego;

WHEREAS, on October 14, 2009, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code section 21000 et. seq.) under CEQA Guideline Section 15301(a),(d),(f), and 15303(d) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

BE IT RESOLVED by the Development Services Department of the City of San Diego as follows:

That the Development Services Department adopts the following written Findings, dated February 8, 2010.

FINDINGS:

Neighborhood Use Permit - Section 126.0205

1. **The proposed development will not adversely affect the applicable land use plan;**

The Peninsula Community Plan does not address wireless communication facilities as a specific land use. However, the City of San Diego General Plan addresses these facilities, recommending that they minimize visual impacts by concealing the wireless facilities in existing structures when possible, designing facilities to be aesthetically pleasing and respectful to the neighborhood context and concealing mechanical equipment and devices associated with wireless facilities in

underground vaults or unobtrusive structures. The proposed design includes twelve panel antennas with side and bottom skirts painted and textured to match the building. The property is used as a station, and the equipment associated with the project is concealed inside a storage room. Additionally, Verizon Wireless has agreed to relocate their WCF in the future pending the re-design of the fire station. The proposed changes are to accommodate implementation for future network improvements. The project is located on a non-residential use property and per Land Development Code section 141.0420(d)(2), the project requires a Neighborhood Use Permit, Process 2, Development Services decision. The proposed development would not adversely affect the Peninsula Community Plan or the City of San Diego General Plan and Progress Guide.

2. The proposed development will not be detrimental to the public health, safety, and welfare; and

The Telecommunication Act of 1996 preempts local governments from regulating the "placement, construction and modification of wireless communication facilities on the basis of the environmental effects of Radio Frequency (RF) emissions to the extent that such facilities comply with the Federal Communication Commission's (FCC) standards for such emissions." The proposed project would be consistent with the FCC's regulations for wireless facilities. To insure that the FCC standards are being met, a condition has been added to the permit requiring Verizon to provide an RF study prior to building permit issuance. Therefore, based on the above, the project would not result in any significant health or safety risks to the surrounding area.

3. The proposed development will comply with the applicable regulations of the Land Development Code.

The project complies with all applicable development regulations of the Land Development Code and the City of San Diego Communication Antennas Regulations (Land Development Section 141.0420). This section of the code requires telecommunication facilities to be minimally visible through the use of architecture, landscape architecture and siting solutions. The proposed design to include 12 panel antennas with side and bottom skirts, painted to match the building is a considerable upgrade to the current siting condition. The additional equipment is concealed inside an existing storage room and complies with the design regulations. Verizon Wireless is required to relocate their antennas/equipments inside a fully stealth structure once a redesign for the fire station has been completed even if this occurs prior to the 10 year expiration date listed in Neighborhood Use Permit 721030. In addition to this agreement, the project has been designed to comply with Section 141.0420 and the Wireless Communication Facility Guidelines and can be supported by the Development Services Department.

BE IT FURTHER RESOLVED that, based on the findings hereinbefore adopted by the Development Services Department, Neighborhood Use Permit No. 721030 is hereby GRANTED by the Development Services Department to the referenced Owner/Permittee, in the form, exhibits, terms and conditions as set forth in Neighborhood Use Permit No. 721030, a copy of which is attached hereto and made a part hereof



Simon Tse - Development Services

Adopted on: February 8, 2010

Internal Order No. 24000138

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